

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

On this the 8th day of August, 2011 the City Council of the City of Aransas Pass convened in a Regular Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

PRESENT: Tommy Knight Mayor
Phillip Hyatt Mayor Pro Tempore
James A. Mills Council Member
Ross McElwee Council Member
Vickie Abrego Council Member

ABSENT: Allen Lawrence City Attorney

ADMINISTRATIVE
PERSONNEL PRESENT: Reggie Winters City Manager
Yvonne Stonebraker City Secretary

ADMINISTRATIVE
PERSONNEL ABSENT:

STAFF PRESENT: Earl Buckmaster Harbormaster
Frank Truitt City Inspector

OTHERS PRESENT: Phil & Nell Reynolds, Capt. Tom & Linda Doran, Tom Morse, Dawn Vo, Venus Mills, Gary McRae, Mike & Jan Moore, Scott Andrews, Randy & Jean Hunter, Rosemary Vega and Seth Hyatt.

There may have been others present who did not sign in.

1. **CALL MEETING TO ORDER.**

Mayor Knight called the meeting to order at 7:00 P.M. on August 8, 2011.

2. **CONSIDER AND ACT ON G & S MARINE'S PROPOSED LEASE AGREEMENT.**

G & S Marine, Inc's proposed rebuilding their building and fencing at an estimated cost of \$15,000., repair piling and pier work at an estimated cost of \$8,000., repair bulkhead on the south side of building at an estimated cost of 32,000. and repair bulkhead on the north side of the building at an estimated cost of \$15,000., with no cost to the city and a time frame of 5 years.

Council Member Mills made a motion to approve G & S Marine, Inc's proposal of a ten year lease with a ten year option to renew (subject to re-negotiation after the first 10 years), City will keep G & S Marine, Inc's current rate of \$2.65 a foot for dockage and a \$1.00 a square foot for the building for the first 5 years with no yearly 10% increase (while G & S. Marine makes their repairs at no cost to the City and a time frame of 5 years), on the 6th year the City will reduce G & S Marines rate to \$2.50 a foot for dockage and .50¢ a square foot for the building with a yearly increase equal to the Consumer Price Index. Mayor Pro Tem Hyatt seconded the motion and the motion carried with Council Member McElwee voting no.

3. **CONSIDER AND ACT ON HANDSOME SAILOR YACHT CHARTER'S PROPOSED LEASE AGREEMENT.**

Captain Tom and Linda Doran, owners of Handsome Sailor Yacht Charters would like to build a palapa (tiki hut) style building (with a completion date of March 1, 2013), restrooms and showers. Captain Doran would pay the City a commission of 6% above standard sales tax on all sales and rentals from his newly created business excluding his boat slips and charters.

Council Member Mills made a motion to approve Handsome Sailor Yacht Charters proposal of a 12 year lease with a 12 year option to renew (subject to re-negotiation at the end of the first 12 years and keeping the start date as March 1, 2010), lease rate capped at \$4.00 per linear foot

with any further increases based on the Consumer Price Index (if the CPI should fall below \$4.00, Captain Doran would still pay the \$4.00), Captain Doran would pay the City a commission of 6% above standard sales tax on all sales and rentals from his newly created business excluding his boat slips and charters. Mayor Pro Tem Hyatt seconded the motion and the motion carried unanimously.

4. **CONSIDER AND ACT ON CAPTAIN CADY’S PROPOSED LEASE AGREEMENT.**

Dawn Vo with Captain Cady’s Bait Shop proposed expanding into the second half of the building they are occupying with an estimated cost of \$8,500., replacing the existing roof with a 30 year metal roof with an estimated cost of \$8,000. , painting the whole building with an estimated cost of \$2,000., leveling the parking lot and asphaltting 15 feet out for the whole building with an estimated cost of \$5,500., cleaning and landscaping the building with an estimated cost of \$1,500., and adding fill dirt near the bulkhead with an estimated cost of \$1,000. Ms. Vo would like a ten year lease with a ten year option to renew, reimbursement for any improvements made to the building and would like the City to clear out the second half of the building which has stuff left by the previous owner.

Council Member Abrego made a motion to approve Captain Cady’s proposal of a ten year lease with a ten year option to renew (subject to re-negotiation at the end of first 10 years), keeping the rent, based on the current price, the same for the first 10 years with no rate increase, replacing the roof with a standing seam or asphalt shingle only and outside repair work finished within the first year. Mayor Pro Tem Hyatt seconded the motion and the motion carried unanimously.

5. **ADJOURNMENT OF MEETING.**

Council Member Mills made a motion to adjourn the meeting. Council Member Abrego seconded the motion and the motion carried unanimously.

Mayor Knight adjourned the meeting at 8:01 PM.

Tommy Knight, Mayor

ATTEST:

Yvonne Stonebraker, City Secretary